

**MANAGEMENT CERTIFICATE FOR
SAN ANTONIO LAS BRISAS HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BEXAR

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of San Antonio Las Brisas Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Las Brisas Townhomes P.U.D., Unit I (the "Subdivision Development")
- 2) **Name of the Association:** San Antonio Las Brisas Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Las Brisas Townhomes P.U.D., Unit I, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 9502, Page 167 in the Deed and Plat Records of Bexar County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association :**
Sao Antonio Las Brisas Homeowners' Association, Inc. c/o PMI Bluebonnet Realty
20540 HWY 46 W Ste 115
Spring Branch, TX 78070
<http://brisastownhomes.com/>
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
20540 HWY 46 W Ste 115
Spring Branch, TX 78070
830-264-8120
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. Association Transfer Fee: \$75.00
- 8) **Fee(s) related to Property Transfer:**
 - Management Transfer Fee - \$225.00

This Management Certificate is effective as of the ____ day of _____, 2022.

SAN ANTONIO LAS BRISAS HOMEOWNERS'
ASSOCIATION, INC.
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for POA

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Las Brisas Homeowners' Association, Inc. on this the ____ day of _____, 2022, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
20540 Hwy 46 W, Suite 115
Spring Branch, TX 78070

EXHIBIT “A”

BEXAR INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 864150	11/16/1984	By-Laws of Las Brisas Homeowners Association, INC.
Document No. 1175927	06/19/1986	Declaration of Covenants, Conditions and Restrictions for Las Brisas Townhomes
Document No. 1994547	10/23/1990	Second Amendment to Declaration of Covenants, Conditions and Restrictions for Las Brisas Townhomes
Document No. 2000-0001690	10/13/1987	Certificate of Incorporation, attached to that certain Notice of Filing of Dedicatory Instruments for San Antonio Las Brisas Homeowners Association, Inc.
Document No. 2000-0001690	10/13/1987	Articles of Incorporation of San Antonio Las Brisas Homeowners' Association, Inc., attached to that certain Notice of Filing of Dedicatory Instruments for San Antonio Las Brisas Homeowners Association, Inc.
Document No. 2000-0001690	10/13/1987	Rules & Regulations of Las Brisas Townhomes, attached to that certain Notice of Filing of Dedicatory Instruments for San Antonio Las Brisas Homeowners Association, Inc.
Document No. 20120030492	02/21/2012	Resolution of the Board of Directors of Las Brisas Homeowners Association, Inc. Regarding Payment Plan Guidelines.
Document No. 20120030492	02/21/2012	Resolution of the Board of Directors of Las Brisas Homeowners Association, Inc. Regarding Records Retention Policy & Records Production and Copying Policy, attached to that certain Resolution of the Board of Directors of Las Brisas Homeowners Association, Inc, Regarding Payment Plan Guidelines.
Document No. 20130253651	12/16/2013	San Antonio Las BRisas Homeowners' Association, Inc. Board Resolution (Rules & Regulations)
Document No.		Resolution of the Board of Directors of Las

		Brisas Homeowners Association, Inc. Regarding Procurement Policy
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